

LAW OFFICES
W. JEROME OFFUTT, P.A.

ASSIGNEE'S SALE

Assignee's Sale of real estate in Buckeystown Election District, Frederick County, Maryland. By virtue of the power and authority of sale contained in a certain Mortgage from Robert S. Wright and Patricia A. Wright, his wife, unto Dewey T. Jordan, dated February 4, 1974 and recorded in Liber 955, folio 635, one of the Land Records of Frederick County, Maryland. Default having occurred in the payment of the obligation secured thereto and the said Mortgage having been Assigned to the undersigned Assignee, for the purpose of Foreclosure, the Assignee hereinafter named will sell at public auction in front of the main entrance of the Courthouse Door in Frederick County, Maryland, located at 100 West Patrick Street, on

WED., DEC. 11, 1985

at 11:00 A.M.

all that real estate situate, lying and being in Buckeystown Election District, Frederick County, South of the Lilypons Bridge on Lilypons Road, on the Monocacy River, Maryland, and containing 10,000 square feet of land, more or less.

The above parcel being all and the same unimproved real estate described and conveyed in a Deed dated January 14, 1972 and recorded in Liber 868, folio 170, one of the Land Records of Frederick County, Maryland.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the conduct of sale, constitutes the Assignee's entire statement relative to the premises described herein and the terms and conditions upon which such premises shall be offered for sale, sold or purchased. The Assignee reserves the unqualified right to withdraw the premises at any time prior to the sale. In the event the Assignee determines that any opening bid is not commensurate with the value of the premises, he may reject the same and withdraw the premises from sale. The highest bidder acknowledged by the Assignee shall be the pur-

chaser. In the event of any dispute among the bidders, the Assignee shall have the sole and final discretion either to determine the successful bidder or to then and there reoffer and resell the premises.

The premises are sold subject to any and all covenants, conditions, restrictions, easements, rights-of-way and limitations of record.

All cash. A deposit of \$1,000.00 in cash, certified check or some other form of exchange acceptable to the Assignee in his sole and absolute discretion, will be required at the time of sale, with the balance to be paid with interest at the rate of ten per cent (10%) per annum, from the date of sale to the date of settlement. If the property is sold to Mortgagee, then no deposit shall be required nor will any interest be paid to date of settlement. Settlement shall be held within 5 days after the final ratification of the sale by the Circuit Court for Frederick County, Maryland.

Adjustment on all taxes, public charges and special and regular assessments will be made to the date of sale and thereafter assumed by the purchaser. Costs of title examination, attorney's fees, conveyancing, state and local transfer taxes, documentary taxes, deed, recordation taxes and fees and all other costs incident to the settlement are to be paid by the purchaser.

Prospective bidders and other interested parties may obtain additional or more detailed information concerning this sale by contacting the attorney for the Assignee during normal business hours at 22 West Second Street, Frederick, Maryland 21701, or by telephone at 662-8248 or (301) 948-5633.

W. JEROME OFFUTT
Assignee

W. JEROME OFFUTT, P.A.
Attorneys for Assignee
BY: JOHN N. BURDETTE
22 West Second Street
Frederick, Maryland 21701
(301) 662-8248 or 948-5633
WILLIAM J. OFFUTT, JR.
Auctioneer

I/We/It hereby acknowledge (s) that I/We/It have/has this 11th day of December, 1985, purchased at public sale from W. Jerome Offutt, Assignee in Case No. 1449, the real estate known as Parcel # 45, Tax Map 104, Lilypons Road, Frederick, Maryland 21701, also being all and the same real estate described and conveyed in a Deed, dated January 14, 1972 and recorded in Liber 868, folio 170, one of the Land Records of Frederick County, Maryland and more particularly described in the annexed copy of the advertisement for the sum of Five thousand and 850 (5,085.00) Dollars, and I/We/It hereby covenant (s) to comply with the terms of sale set forth in said advertisement and announced by the auctioneer on the day of sale. WITNESS My/Our/Its hand (s) and seal (s).

Kim A. Andrews (SEAL)

(SEAL)

WITNESS:

RECEIPT

RECEIVED of Purchaser the sum of One thousand (1,000.00) Dollars as a deposit in compliance with the terms of the sale. Dated this 11th day of December, 1985.

W. Jerome Offutt

W. Jerome Offutt
Assignee

John N. Burdette
for

CP OF SALE
bld Dec. 19, 1985